



CELEBRATING EXCELLENCE

TRIBAL HOUSING DEVELOPMENTS RECEIVE AWARDS

Three new housing projects, developed by Native Americans, were awarded the **"Building Innovation in Homeownership Awards"** from the National Partners in Homeownership by FHA Commissioner/Assistant Secretary for Housing Nicolas P. Retsinas, on January 25, 1997, at the National Association of Homebuilders' annual conference in Houston.

The awards, recognizing developers whose innovative construction techniques can lower the cost of homebuilding, are an initiative of the HUD and of the National Partners in Homeownership: 62 national organizations--including the National Association of Homebuilders, lenders, nonprofits groups and government agencies--committed to President Clinton's goal of raising the homeownership rate to an all-time high by the end of the year 2000.

"These award-winning developments prove that there is great room for more innovation and creativity in homebuilding," Retsinas said. "Innovations help reduce the costs and increase the supply of quality, affordable housing -- a critical step toward making the American Dream of homeownership a reality for millions of families."

The 3 Native American organizations recognized for their contribution to affordable housing through the use of innovative technologies are the **Rosebud Housing Coalition**, the **Mille Lacs Band of Ojibwe Indians**, and the **Sault Saint Marie Tribe of Chippewa Indians**.

The **Rosebud Housing Coalition** partnered with several groups to help design and construct affordable housing that is energy efficient, sustainable, and reflects the beliefs and traditions of this native people. Design workshops were conducted on the reservation to examine the tradition of Native American housing and how assistance could be made more responsive to the population.

A design for a "core" house of 575 square feet was developed, that could be built for approximately \$11,000. The core could be added to over time as the family's resources improve, and much of the construction would be self-help.

Project participants included WRITAR, Center for Resourceful Building Technology, University of Oklahoma's College of Architecture, the US Environmental Protection Agency Region 8, **Rosebud Housing Authority**, the American Indian Council for Architects and Engineers, and Norwest Bank South Dakota.

The **Mille Lacs Band of Ojibwe** and the **Sault Saint Marie Tribe of Chippewa Indians** worked with a housing manufacturer, Miles Homes International to provide first-time homeownership opportunities on tribal land. So far, 85 homes have been built in Minnesota and Michigan.

Miles manufactures and packages panelized and pre-cut house packages that include name-brand fixtures and equipment. Miles uses its large-scale operation to get the best price on materials bought in bulk and passes the savings on to the home-buyer. In the case of the Native American Initiative, additional standardization

of materials and products resulted in up to 10% additional savings on some items such as cabinets, windows, and floor covering. The additional savings was donated to the tribes in the form of additional building packages.

In Michigan, for example, this resulted in 3-bedroom houses offered for \$66,946, compared to \$109,348 estimated by HUD for local total development costs. In Minnesota, 2-bedroom houses were \$73,785 compared to HUD's TDC of \$113,547.

The panelized and precut house packages are delivered on-site by Miles, which assists the tribal governments in managing the projects. The kit homes also present the opportunity for construction job creation on the reservation, where low and semi-skilled workers can begin to learn a trade.

A total of 63 winning projects were selected for the Building Innovation in Home-ownership Awards. Selections were by a board including HUD, the National Association of Homebuilders; the Manufactured Housing Institute; Fannie Mae; the Council of American Building Officials; the National Conference of States on Building Codes and Standards; the Enterprise Foundation, and the Federal Housing Finance Board.

IHAS HONORED FOR ACHIEVEMENTS

At the Southwest Indian Housing Authority meeting held in Scottsdale, AZ, during the week of January 12, 1997, SWONAP Administrator C. Raphael Mecham presented awards to 8 IHAs for exemplary achievements in a variety of categories. The recipients of the awards, by category, are:

SUSTAINED EXCELLENCE: Northern Circle IHA and Shoshone Joint HA Awards were given to both IHAs for continuing to maintain a high level of customer service and commitment to excellence in the management of their housing programs.

SIGNIFICANT ACHIEVEMENT: Chemehuevi HA has demonstrated excellence in its arduous recovery after being non-operational for 21 months for reasons beyond its control.

SPECIFIC ACTIVITY: Navajo HA - Through its efforts to bring innovative and cost effective program delivery, NHA implemented a successful self-insurance program.

DEVELOPMENT: Karuk Tribe HA has achieved excellence in development through its extraordinary efforts in the development of two projects at Orleans, California.

Pueblo of Laguna HA was awarded a certificate of excellence in the force account planning, designing, engineering, and development of one project, and for completing it under TDC and within established time frames.

COMPREHENSIVE GRANT: Mescalero Apache HA was awarded a certificate of excellence for the force account modernization of a 119 unit project at Mescalero, NM.

RESIDENT MANAGEMENT CORPORATION: TSEL BAHAA Resident Management Corporation received a certificate of excellence for becoming the first RMC in the nation to secure a management contract with an IHA (Navajo). The RMC will manage 74 units located in White Cone and Jeddito, AZ. (See article in "Around Indian Country" section of this newsletter.)

DREAM CATCHERS: VERY SPECIAL PEOPLE...

Working Towards a Dream of Enhancing Living Environments for All Native Americans

EACH QUARTER INDIVIDUALS/GROUPS THAT ARE MAKING A SPECIAL CONTRIBUTION TOWARDS IMPROVING LIVING CONDITIONS AND ENHANCING COMMUNITY LIFE IN INDIAN COUNTRY WILL BE FEATURED IN THIS COLUMN. ANYONE MAY QUALIFY: IHA STAFF/BOARD MEMBER, TRIBAL STAFF/OFFICIAL, IHA RESIDENT, HUD/ONAP STAFF, OR ANY OTHER INDIVIDUAL(S) THAT IS MAKING A DIFFERENCE. ANYONE CAN SUBMIT A NAME AND A SHORT--50 WORDS OR LESS--NOTE ABOUT THE PERSON/CONTRIBUTION.

REBECCA ADAMSON, a Cherokee, has been named one of Ms Magazine's "Women of the Year" for her role as leader of the First Nations Development Institute (Jan-Feb 1997).

FNDI works in Indian country, designing and helping fund business development that is culturally relevant to indigenous folk. One of the most interesting tools I've seen recently is their "Wheel of Development." Used by FNDI to measure progress in more than just money & possessions, it incorporates cultural and spiritual elements. FNDI, 11917 Main Street, Fredericksburg, VA 22408; (703) 371-5615.

KRIS ANDERSON, who served as the Aleutian Housing Executive Director since 1992, has taken employment as the Executive Director of Alaska's People Inc. During Kris's IHA tenure, he also served as the President of the Association of Alaska Housing Authorities and as a NAIHC Board Member.

As a respected leader, Kris's contributions to improving the housing program in Alaska are recognized. These efforts, his advocacy for IHA and tribal rights, and his sense of humor will be greatly missed.

VICKIE OLDMAN, Drug Elimination Program Coordinator at the Gila River HA, has been on the move providing prevention education (gang activities, substance abuse, etc.) training staff and teaching leadership skills, developing youth groups, and implementing the mentorship program and other related prevention activities on this central Arizona reservation.

Ms. Oldman envisions the Drug Elimination Program as a facilitator of community resources. This building on local strengths is a core concept of the "Community Mobilization" philosophy the program utilizes to improve the quality of life on the reservation. Ms. Oldman strongly believes that "local people solve local problems best."

An example of a popular and successful event which has brought the community together is the "Graffiti Community Clean Up." This type of community mobilization facilitated by the Drug Elimination Program brings community members, youth groups and tribal and IHA together in a joint effort to address local problems. Vickie Oldman herself is an invaluable resource for the Gila River community and is to be applauded for her efforts.

